

Pott Street
London, E2 0EH

£450,000

elms
ESTATES

GUIDE PRICE £450,000 - £475,000 Elms Estates are pleased to offer to the market For Sale this Three Bedroom Third Floor Flat which is situated directly off of Bethnal Green Road and within a short walk of Bethnal Green (Central Line) Tube Station as well as being within a short walk to Bethnal Green Overground Station.

The property is located in the heart of Bethnal Green where you can enjoy the busy hustle and bustle of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer. The suburb Transport Links ensure that the whole of the Greatest Capital City are at your disposal.

Internally the property is bright and spacious throughout with a large reception room, Separate kitchen, three good size bedrooms and a bathroom with separate w/c.

Horwood House is offered to the market on a Chain Free basis.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.







Reception

13'9" x 12'1" (4.2 x 3.7)





Kitchen

9'10" x 7'6" (3.0 x 2.3)





Bedroom One

13'9" x 8'10" (4.2 x 2.7)





Bedroom Two

12'9" x 9'6" (3.9 x 2.9)

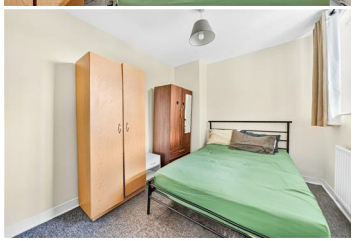




Bedroom Three

11'5" x 8'10" (3.5 x 2.7)





Bathroom

7'2" x 4'7" (2.2 x 1.4)





W/C



Material Information

Tenure: Leasehold
Length Of Lease: Approx 85 Years remaining
Annual Service Charge: £2,044.90
Annual Ground Rent: £10.00
Council Tax Band: C

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.

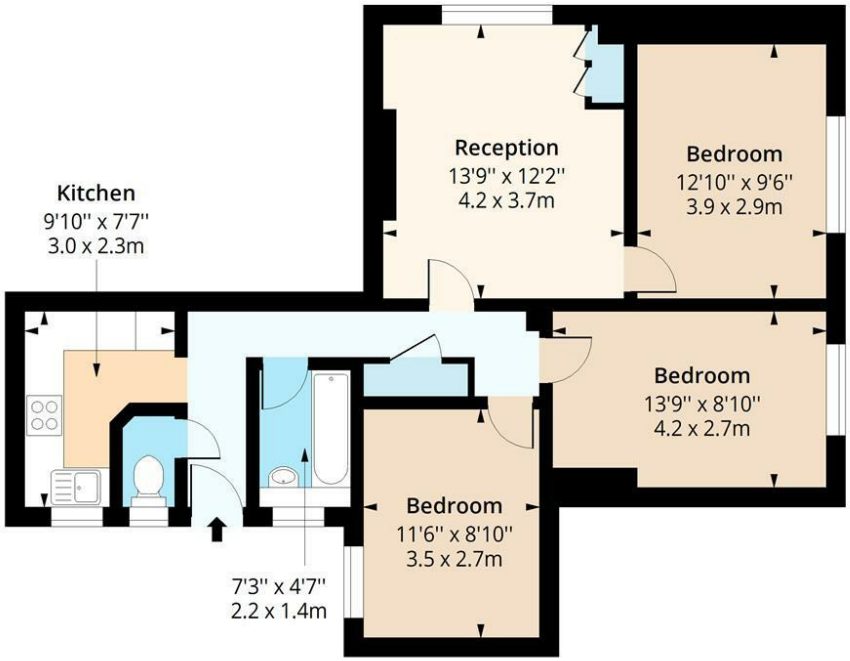






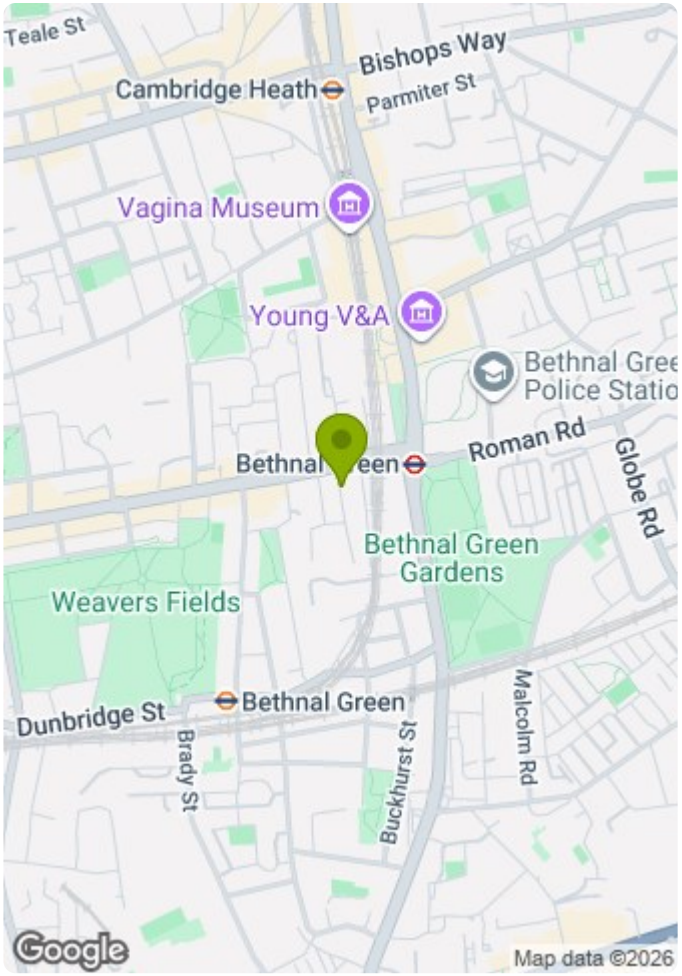

Horwood House E2

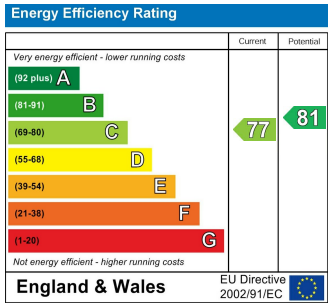
Approx. Gross Internal Area 747 Sq Ft - 64.30 Sq M

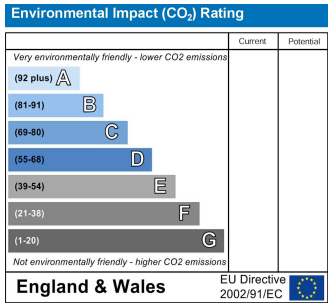


Third Floor

Floor Area 747 Sq Ft - 69.40 Sq M







RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 5/9/2026